

# LEGAL DESCRIPTION:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP-1-SOUTH, RANGE-4-EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER;

THENCE S. 00°21'16" W., A DISTANCE OF 1472.86 FEET TO THE CENTERLINE OF DEL DE MAR DRIVE;  
THENCE S. 89°38'44" E. ALONG SAID CENTERLINE A DISTANCE OF 380.00 FEET TO A POINT ON ARC OF A CIRCLE, THE CENTER OF WHICH BEARS N. 00°21'16" E. A DISTANCE OF 1500.00 FEET;  
THENCE NORTHEASTERLY ALONG SAID ARC AND CENTERLINE, THROUGH A CENTRAL ANGLE OF 63°12'36" A DISTANCE OF 551.62 FEET;  
THENCE CONTINUING N. 27°08'45" E. ALONG SAID CENTERLINE A DISTANCE OF 147.92 FEET (AT THIS POINT DEL DE MAR DRIVE BECOMES VAUGHN STREET);  
THENCE N. 02°51'18" W. A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE ROADWAY AND PUBLIC UTILITY EASEMENT AS DESCRIBED IN DOCKET 11909, PAGES 235-236, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE CONTINUING N. 62°51'18" W., A DISTANCE OF 50.00 FEET;  
THENCE N. 22°48'57" W. A DISTANCE OF 102.96 FEET;  
THENCE N. 58°31'56" W. A DISTANCE OF 145.00 FEET;  
THENCE N. 31°28'02" E. A DISTANCE OF 209.43 FEET;  
THENCE N. 55°41'23" E. A DISTANCE OF 285.90 FEET;  
THENCE N. 00°11'21" E. A DISTANCE OF 37.05 FEET;  
THENCE S. 89°48'33" E. A DISTANCE OF 360.16 FEET TO A POINT ON THE CENTERLINE OF VAUGHN LANE;  
THENCE S. 00°11'33" W. A DISTANCE OF 227.05 FEET TO A POINT ON THE ARC OF A SECOND CIRCLE, THE CENTER OF WHICH BEARS S. 00°11'33" W. A DISTANCE OF 558.00 FEET, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE ROADWAY AND PUBLIC UTILITY EASEMENT RECORDED IN DOCKET 11909, PAGES 236-238, RECORDS OF MARICOPA COUNTY, ARIZONA;  
THENCE SOUTHWESTERLY ALONG SAID ARC AND NORTHERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 63°02'49" A DISTANCE OF 538.58 FEET;  
THENCE S. 27°08'42" W. ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 143.09 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION LYING WITHIN THE PARCEL CONVEYED TO CITY OF TEMPE IN DOCUMENT NO. 88344535 AND IN DOCUMENT NO. 88344537, RECORDS OF MARICOPA COUNTY, ARIZONA.

## CONDITIONS OF APPROVAL (SPD-98-97)

- NO VARIANCES MAY BE CREATED BY FUTURE PROPERTY LINES WITHOUT THE PRIOR APPROVAL OF THE CITY OF TEMPE.
- THE 2nd AMENDED FINAL SUBDIVISION PLAT AND AMENDED FINAL PLANNED AREA DEVELOPMENT SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE THROUGH THE CITY OF TEMPE'S DEVELOPMENT SERVICES DEPARTMENT. DETAILS OF THE DOCUMENT FORMAT SHALL BE REVIEWED BY THE PLANNING DIVISION STAFF WITHIN DEVELOPMENT SERVICES PRIOR TO RECORDEMENT BY THE MARICOPA COUNTY RECORDER.
- ALL PREVIOUS APPLICABLE CONDITIONS OF APPROVAL SHALL BE ADHERED TO.

## 2nd AND 3rd AMENDED FINAL PLANNED AREA DEVELOPMENT FOR THE LEGENDS AT TEMPE

### CITY OF TEMPE, ARIZONA

BEING A PORTION OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP-1-SOUTH, RANGE-4-EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP

N.T.S.

NOTE:  
ALL HORIZONTAL AND VERTICAL CONTROLS, BOUNDARY SURVEY, GRADE, ELEVATION, AND TOPOGRAPHY, AND PROVIDED BY ARIZONA SURVEYING AND MAPPING, INC.

NOTE:  
CONTRACTORS SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, SURF, VERTICAL AND HORIZONTAL CONTROLS PRIOR TO CONSTRUCTION OF THIS PROJECT.



STATE OF ARIZONA }  
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:

LEGENDS DEVELOPMENT, L.L.C., OF CALIFORNIA AS LEGAL OWNER OF SAID REAL PROPERTY HAS SUBMITTED UNDER THE NAME OF THE LEGENDS AT TEMPE, A PLAT OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP-1-SOUTH, RANGE-4-EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATED HEREON AND HEREBY PUBLISHED THIS P.A.D. PLAT AND HEREBY DECLARE THAT THIS P.A.D. PLAT SETS FORTH THE LOCATION AND LINES THE DIMENSIONS OF THE LOTS, TRACTS AND EASEMENTS CONSTITUTING SAME AND THAT EACH PARCEL AND PRIVATE STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID P.A.D. PLAT, AND HEREBY DEDICATE AND GRANT TO THE CITY OF TEMPE EASEMENTS AS SHOWN ON THIS PLAT FOR THE PURPOSE SHOWN.

IN WITNESS WHEREOF:  
LEGENDS DEVELOPMENT, INC. OF THE CONK AS LEGAL OWNER HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED BY THE SIGNATURE OF THE UNDERSIGNED THIS 11th DAY OF JANUARY, 2000.

BY: *[Signature]*  
MANAGING PARTNER

STATE OF ARIZONA }  
COUNTY OF MARICOPA }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF JANUARY, 2000, BY LEGENDS DEVELOPMENT, INC., AS OWNER, IN WITNESS WHEREOF I HERETO CAUSE MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 1/21/2005 NOTARY PUBLIC

## CERTIFICATION OF COMPLIANCE:

DEVELOPMENT OF LAND WITHIN THE LEGENDS AT TEMPE PLANNED AREA DEVELOPMENT, IS TO BE IN ACCORDANCE WITH THE LEGENDS AT TEMPE AMENDED FINAL SUBDIVISION PLAT AND P.A.D. PLAT AS RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE AND ON FILE WITH THE CITY OF TEMPE PLANNING DEPARTMENT.

## CERTIFICATION OF SURVEY:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON HAS BEEN DONE UNDER MY DIRECTION DURING THE MONTH OF JANUARY, 2000, THAT THIS SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS FOR A "CLASS B" SURVEY AS SET FORTH IN TABLE 1 OF THE RULES OF THE STATE BOARD OF TECHNICAL REGISTRATION, EFFECTIVE AS OF THE DATE OF CERTIFICATION, AND HAS BEEN PERFORMED TO MEET OR EXCEED THE MEASUREMENT REQUIREMENTS OF A "CLASS B" SURVEY AS SET FORTH IN TABLE 2 OF THE RULES.

*[Signature]*  
ARIZONA SURVEYING AND MAPPING, INC.

DATE 1/14/00

## APPROVALS (2nd AMENDED):

APPROVED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, THIS 12th DAY OF AUGUST, 1999.

BY: *[Signature]*  
MAYOR

DATE 1/11/2000

ATTEST: *[Signature]*  
CITY CLERK

DATE 1/11/2000

BY: *[Signature]*  
DEVELOPMENT SERVICE DIRECTOR

DATE 9/5/00

BY: *[Signature]*  
CITY ENGINEER

DATE 9/5/00

## APPROVALS (3rd AMENDED):

APPROVED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, THIS 18th DAY OF AUGUST, 1999.

BY: *[Signature]*  
MAYOR

DATE 1/11/2000

ATTEST: *[Signature]*  
CITY CLERK

DATE 1/11/2000

BY: *[Signature]*  
DEVELOPMENT SERVICE DIRECTOR

DATE 9/5/00

BY: *[Signature]*  
CITY ENGINEER

DATE 8/24/01



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OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
2000-0684810  
09/05/2000 08:32

LAND SURVEYOR:  
ARIZONA SURVEYING AND MAPPING, INC.  
7206 N. 25th AVENUE, STE. #100  
GLendale, ARIZONA 85301  
PHONE: (602)330-1720  
FAX: (602)330-1763  
CONTACT: MR. KENNETH P. CONVERSE, R.L.S.

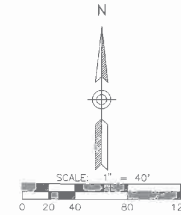
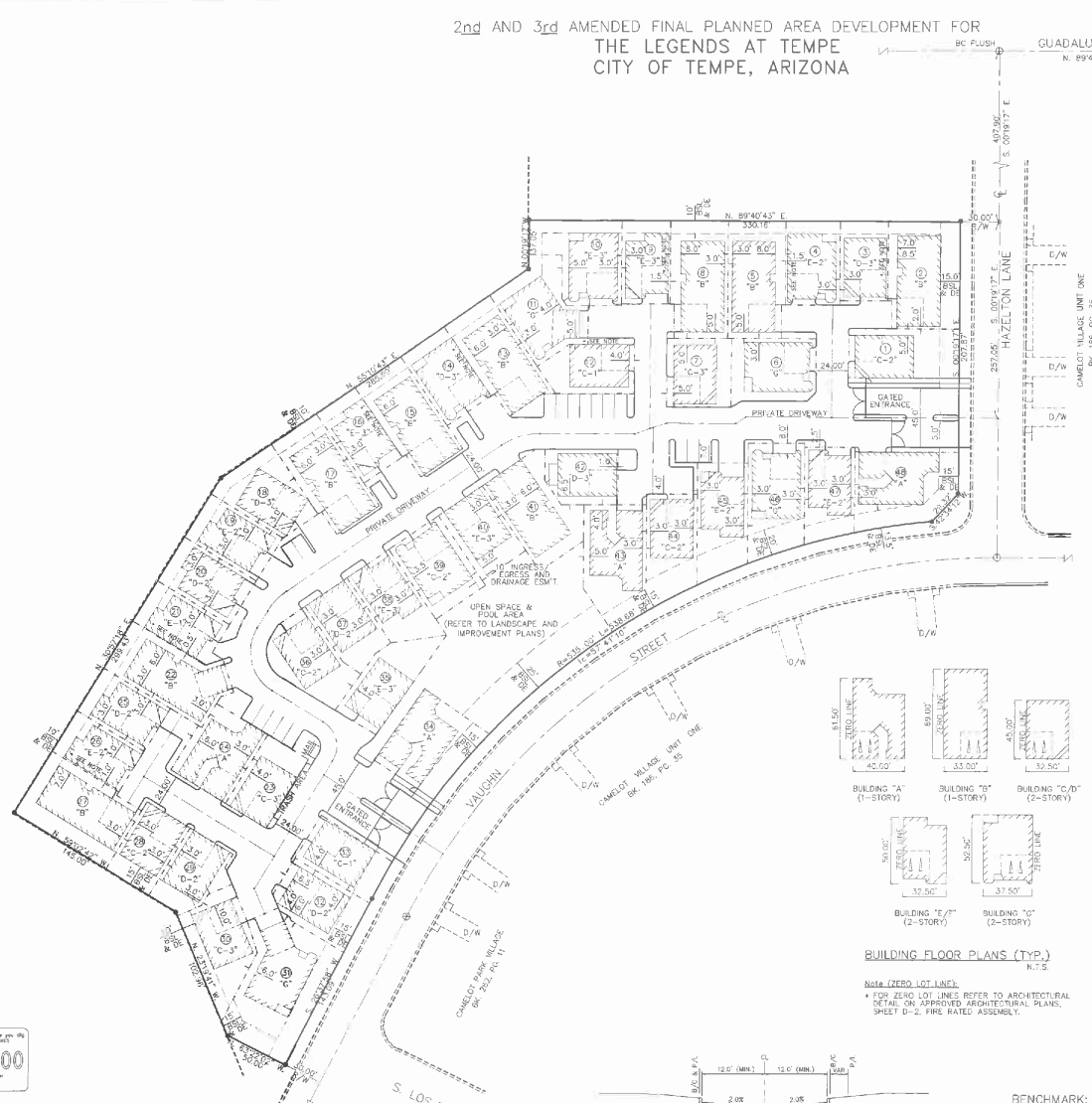
2nd & 3rd AMENDED FINAL PLANNED AREA DEVELOPMENT  
THE LEGENDS AT TEMPE  
6510 SOUTH HAZELTON LANE TEMPE, ARIZONA

DESERT ENGINEERING, INC.  
100 S. CENTER STREET, SUITE B MESA, ARIZONA 85210-1207  
TEL: (480) 464-2787  
FAX: (480) 603-1330



SHEET No. 1  
of 2

2nd AND 3rd AMENDED FINAL PLANNED AREA DEVELOPMENT FOR  
THE LEGENDS AT TEMPE  
CITY OF TEMPE, ARIZONA



**PROPOSED ROADWAYS:**

STREET NAME	R/W WIDTH	STREET WIDTH	TYPE OF STREET
INTERIOR STREETS	N/A	24.0 FT. (FC to FC)	PRIVATE DRIVEWAYS

**LAND USE TABLE:**

GROSS ACREAGE:	4.89 (±) ACRES
P.A.D. (48 LOTS):	3.38 (±) ACRES
P.A.D. (COMMON AREA AND OPEN SPACE = LANDSCAPED):	0.45 (±) ACRES
P.A.D. (COMMON AREA - PAVED):	1.01 (±) ACRES
P.A.D. (COMMON AND POOL AREA):	0.05 (±) ACRES
AVERAGE AREA PER LOT:	3,065 SF / 0.070 AC.
PROPOSED DENSITY:	9,816 LOTS/ACRE
TOTAL LOTS:	48 LOTS

**P.A.D. ZONING:**

EXISTING ZONING: R2 (MULTI-FAMILY RESIDENTIAL)

SI-P.A.D. (SINGLE FAMILY RESIDENTIAL LOTS)

MAXIMUM BUILDING HEIGHT:	35 FT.
MINIMUM LOT AREA:	*
MINIMUM LOT WIDTH:	0 FT.
MINIMUM FRONT YARD (B.S.L.):	0 FT.
MINIMUM REAR YARD (B.S.L.):	0 FT.
MINIMUM SIDE YARD (B.S.L.):	0 FT.
MINIMUM INTERIOR BUILDING SEPARATION (3.0 FT. / 3.0 FT.):	0 FT.
* TO BE DETERMINED BY BUILDING AREA.	

**EXTERIOR SETBACKS:**

MINIMUM FRONT AND STREET SIDE SETBACKS (B.S.L.):	13.5 FT.
MINIMUM REAR SETBACK (B.S.L.):	10 FT.
MINIMUM SIDE SETBACK (B.S.L.):	10 FT.

**NOTE (BUILDING SETBACK EXCEPTIONS):**

THE FOLLOWING PATIOS, PORCHES, BALCONIES, FIREPLACES AND SUPPORT COLUMNS MAY ENDOACH INTO THE PREVIOUSLY DETERMINED BUILDING SETBACKS FOR THE EXTERIOR LOTS LISTED BELOW:

LOT NO.	BUILDING SETBACK LINE	SUPPORT COLUMNS	FIREPLACES
LOT No. 2	10 FT.	8 FT. 7 IN.	
LOT No. 3	10 FT.	8 FT. 0 IN.	
LOT No. 14	10 FT.	9 FT. 0 IN.	
LOT No. 16	10 FT.	8 FT. 4 IN.	
LOT No. 20	10 FT.	9 FT. 1 IN.	
LOT No. 25	10 FT.	8 FT. 9 IN.	
LOT No. 28	15 FT.	8 FT. 10 IN.	14 FT. 3 IN.
LOT No. 29	15 FT.	8 FT. 3 IN.	13 FT. 9 IN.
LOT No. 32	15 FT.	8 FT. 3 IN.	14 FT. 1 IN.
LOT No. 33	15 FT.	8 FT. 9 IN.	14 FT. 4 IN.
LOT No. 44	20 FT.	18 FT. 5 IN.	

DIMENSIONS REFLECTED ARE MEASURED FROM THE EXTERIOR PROPERTY LINES. THIS EXCEPTION DOES NOT APPLY TO BUILDING EXPANSIONS, ENCLOSURES, ADDITIONS, ETC. ANY SUCH MODIFICATIONS TO THE FLOOR PLAN OF THE MAIN STRUCTURE SHALL REQUIRE ADDITIONAL PROCESSING AND APPROVAL BY THE CITY OF TEMPE.

**LEGEND:**

B.S.L.	- BUILDING SETBACK LINE
D.E.	- DRAINAGE EASEMENT
P.A.D.	- PLANNED AREA DEVELOPMENT
R/W	- RIGHT-OF-WAY
D/W	- DRIVEWAY
B.C.	- BRASS CAP

**BUILDING FLOOR PLANS (TYP.)**

N.T.S.

NOTE (ZERO LOT LINE):  
\* FOR ZERO LOT LINE, REFER TO ARCHITECTURAL DETAIL ON APPROVED ARCHITECTURAL PLANS, SHEET D-2, FIRE RATED ASSEMBLY.



TYPICAL INTERIOR DRIVEWAY SECTION  
N.T.S.

**BENCHMARK:**

BENCHMARK IS A HALF MILE SOUTH OF THE INTERSECTION OF GUADALUPE ROAD AND MCINTOSH DRIVE. BRASS CAP IN HAND HOLE AT WESTERN CANAL AND MCINTOSH DRIVE, C.O.T. DATUM, ELEVATION = 1110.08

**BASIS OF BEARING:**

THE CENTERLINE OF GUADALUPE ROAD ALSO BEING THE NORTH SECTION LINE OF SECTION 12, T-1-S, R-4-E, G & S.R.B. & N, MARICOPA COUNTY, STATE OF ARIZONA, WITH A BEARING OF N. 89°40'34" E.

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OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER

HELEN PORCELL

2000-0684810

09/06/2000 08:32

**LAND SURVEYOR:**

ARIZONA SURVEYING AND MAPPING, INC.  
7226 N. 59TH AVENUE, STE. #100  
GLENDALE, ARIZONA 85301  
PHONE: (623) 920-1720  
FAX: (623) 920-1723  
CONTACT: MR. KENNETH P. CONVERSE, R.L.S.

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1109 S. CENTER STREET, SUITE 8 MESA, ARIZONA 85204  
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SHEET NO. 2  
OF 2

263-1100  
Blue Print Order  
Ask About It!

NOTE:  
ALL HORIZONTAL AND VERTICAL CONTROLS BOUNDARY SURVEY DATED 02/14/97, AND TOPOGRAPHY WAS PROVIDED BY ARIZONA SURVEYING AND MAPPING, INC.

NOTE:  
CONTRACTORS SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, SLOPES, VERTICAL AND HORIZONTAL CONTROLS PRIOR TO CONSTRUCTION OF THIS PROJECT.